



## Penthouse Apartment, 3 The Oceanic, 1 Lansdowne Road, Falmouth, TR11 4BE

£675,000

JUST REDUCED BY £50,000!

UNDOUBTEDLY, ONE OF FALMOUTH'S FINEST PENTHOUSE APARTMENTS EXTENDING TO OVER 1,800 FOOT SQUARE OF UNUSUALLY WELL PROPORTIONED ACCOMMODATION. ENJOYING ELEVATED, EXTENSIVE, PANORAMIC AND EVER-CHANGING HARBOUR AND ESTUARY VIEWS, INCLUDING A SUPERB PRIVATE ROOF TERRACE. SUBSTANTIALLY REDUCED DUE TO OWNERS EMIGRATING.

### Key Features

- The penthouse apartment at 'The Oceanic'
- Allocated parking space and visitors area
- 5 minutes from Castle Beach
- Viewing unhesitatingly recommended
- 2 reception rooms, 3 bedrooms and 2 bath/shower rooms
- Private roof 'garden' directly accessed from the house
- Extensive roof terrace enjoying the magnificent views
- EPC rating C



## THE PROPERTY

'The Oceanic' is a substantial 'landmark' building which occupies a commanding and prominent position on the junction of Lansdowne and Melvill Roads, at one of the highest points of this highly sought-after area of Falmouth, where the isthmus is at its narrowest.

Planning permission was granted in December 2021 for the creation of, what are, now, three of Falmouth's largest, best specified and highly individual homes, which all benefit from parking, private garden areas and, from the rear, panoramic, elevated and ever-changing views over the town and harbour to Greenbank, Flushing, Trefusis Headland, the deep sailing waters of the Fal Estuary, and shoreline of The Roseland peninsula.

## THE LOCATION

There are few positions in Falmouth which offer such expansive views of the town, harbour and estuary, combined with such close proximity to the seafront in one direction, and the town centre and harbourside in the other.

A level walk along the seafront leads to the sandy bathing beach at Gyllyngvase, home of Gylly Beach Café, behind which is Queen Mary Gardens, one of Falmouth's numerous sub-tropical public gardens, beyond which the South West Coast Path continues to Swanpool, Maenporth and beyond.

Castle Beach and the seafront (Cliff Road) is just 350 yards away, with the properties enjoying, 'on their doorstep', the beautiful circular walk around Pendennis Point with its views across the mouth of the estuary to St Mawes, the mouth of the Percuil River and St Anthony's Headland, and across the breadth of Falmouth Bay to Swanpool, Maenporth, the mouth of the Helford and shoreline of The Lizard Peninsula - one of the country's most spectacular views.

Public transport facilities are just a stone's throw away, with a regular bus service opposite Lansdowne Road providing easy access around and out of the town, in addition to which railway halts at the foot of Lansdowne and Melvill Roads, provide regular, direct and easy access to the university at Penryn and the cathedral city of Truro, the county's administrative, commercial, retailing, health and educational centre.

Events Square, just a seven minute walk away, provides a number of bars, restaurants and convenience store, as well as the National Maritime Museum, one of the county's foremost attractions. Sailing and dinghy launching facilities are accessible from the public slipway next door to Events Square, beyond which Arwenack and Church Streets lead directly into the town centre, with its abundance of shops, leisure amenities and points of access onto and around the harbour, such as Customs House Quay and Prince of Wales Pier, from where picturesque ferry rides lead to Flushing, St Mawes, Treliassick and Truro.

In all, a location which, anywhere in the county, is difficult to better.

## THE ACCOMMODATION COMPRISES

(All dimensions being approximate)

Enjoying 'sole' access beyond the entrance foyer with, at mid landing level, a tall screen providing panoramic town, harbour, Flushing and countryside views.

An entrance door from the second floor landing opens into a hallway off which there is a cloakroom/WC. Master bedroom with en-suite bathroom with four-piece suite to the front elevation. The lounge is situated to the rear to capitalise on the panoramic views - amongst the best in Falmouth - and a casement door onto the roof terrace. The dining room is highly versatile and can easily be utilised as a further living room if required, with its hexagonal opening into the kitchen with stunning elevated views over the town and harbour. An internal hallway leads to two further double bedrooms, one double aspect, between which is a family shower room/WC. A utility room to the rear again has stunning views and a doorway onto a 'private' internal, galvanised, turning staircase provides an internal fire escape.

An internal hallway leads to two further double bedrooms, a well appointed family shower room/WC and a large and adaptable utility room.

In addition to the main staircase, this penthouse apartment has its own internal fire escape, which emanates on the ground floor, close to the parking area.

The dimensions of the main rooms are as follows:-  
Summer room/snug: 15'5" x 13'1" (4.70m x 4.00m)  
Master bedroom: 12'9" x 18'0" (3.90m x 5.50m)  
Lounge: 10'9" x 18'0" (3.30m x 5.50m)  
Kitchen: 13'5" x 13'1" (4.10m x 4.00m)  
Bedroom two: 15'8" x 9'10" (4.80m x 3.00m)  
Bedroom three: 11'9" x 13'1" (3.60m x 4.00m)

## GENERAL INFORMATION

### SERVICES

Mains electricity, water, drainage and gas are connected to the property, with electricity, water and gas individually sub-metered. Gas fired underfloor central heating. High speed broadband connection.

### COUNCIL TAX

Band C - Cornwall Council.

### TENURE

999 year lease with each leaseholder owning an equal share of the freehold. Ground rent: 'peppercorn'. Management charge: c. £2,500 per annum to cover cleaning of the communal foyer, high speed internet, lighting of the communal parts, window cleaning, external redecoration, 'block' building insurance, managing agent fees, etc.

### RESTRICTIONS

No holiday letting is permitted at 'The Oceanic'. Pets are not permitted in Apartment 3.

### FIXTURES AND FITTINGS

All floor coverings, light fittings, curtains and blinds are included in the sale. Furniture by negotiation.

### POSSESSION

Immediate vacant possession upon completion of the purchase, with no onward chain.

### VIEWING

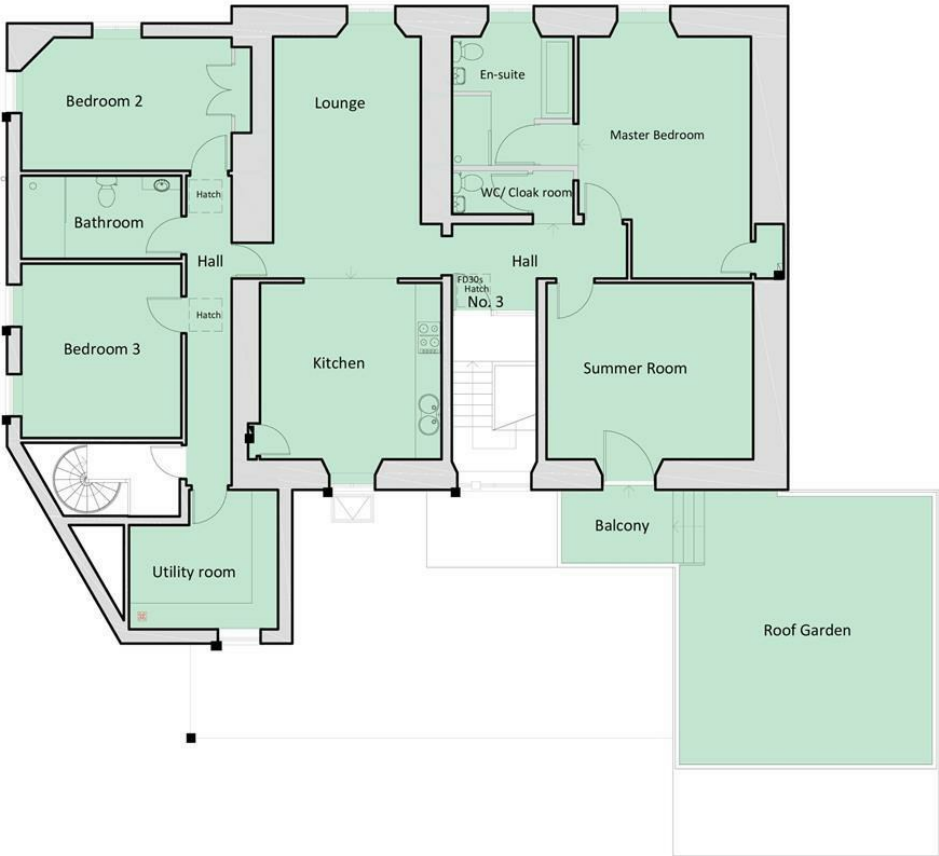
By telephone appointment with the vendors' Sole Agent - Laskowski & Company, 28 High Street, Falmouth, TR11 2AD. Telephone: 01326 318813.

Castle Beach - 350 yards





# Floor Plan



Apartment 3 - Marketing Plan  
Floor Plan 1:100

